

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

FLOWERS PROPERTIES, LLC,

Grantor

TO

JAMES E. SANDY, ET UX,

Grantees

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **FLOWERS PROPERTIES, LLC**, do hereby grant, bargain, sell, convey, and warrant to **JAMES E. SANDY and wife, PATRICIA D. SANDY**, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described in and by **DESCRIPTION** attached hereto and made a part hereof for all purposes as fully and completely as if copied in words and figures herein.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; and subject to taxes for the year 2004.

Taxes for the year 2004 are being prorated on an estimated basis to the date of this document. Grantor shall be liable to Grantees for any shortage in such estimated amount which may be determined upon publication of said taxes. Taxes for all subsequent years shall be the liability and responsibility of Grantees, their heirs, successors, and/or assigns.

Possession is given upon delivery of this Deed.

Witness our signature, this the 29th day of October, 2004.

FLOWERS PROPERTIES, LLC

BY: Merle G. Flowers
MERLE G. FLOWERS - Member

Flowers Properties, LLC
Post Office Box 750
Southaven, MS 38671
Office: (662) 349-3983
Home: N/A

Mr. and Mrs. James E. Sandy
Post Office Box 273
Southaven, MS 38671
Home: (662) 349-2291
Work: (901) 335-9773

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

This day personally appeared before me, the undersigned authority in and for said County and State, **MERLE G. FLOWERS**, acting in his capacity as **Member of FLOWERS PROPERTIES, LLC**, who acknowledged that he signed and delivered the above and foregoing **WARRANTY DEED**, acting in such capacity, as the free and voluntary act and deed of said **FLOWERS PROPERTIES, LLC**, on the day and date mentioned therein and for the purposes therein expressed, he being first duly authorized so to do.

Given under my hand and official seal of office, this the 29th day of October, 2004.

MY COMMISSION EXPIRES:
September 23, 2008

William F. Hagan
NOTARY PUBLIC

DESCRIPTION:

2.90 acres in the Southeast Quarter of Section 19, Township 2 South, Range 7 West, DeSoto County, Mississippi, more particularly described as follows:

Commencing at an iron pin at the Southeast corner of Section 19, Township 2 South, Range 7 West, in DeSoto County, Mississippi, said point lying near the intersection of the center lines of Swinnea Road and Bankston Road; thence North 03 degrees 19' 10" West 499.25 feet along Swinnea Road to a point; thence South 84 degrees 54' 40" West 40.00 feet to a point in a 48" oak tree, said point being the Southeast corner of a 4.92 acre tract; thence North 3 degrees 19' 10" West with the west right-of-way of Swinnea Road 407.42 feet to a point which is the Northeast corner of this said tract and being the POINT OF BEGINNING; thence South 84 degrees 59' 10" West 618.90 feet to a point; thence South 02 degrees 22' 10" East 204.28 feet to a point; thence North 84 degrees 56' 44" East 622.31 feet to a point; thence North 03 degrees 19' 10" West 203.71 feet to the Point of Beginning, and being the East part of the North half of that certain real property conveyed and described in and by Deed of record in Deed Book 129, Page 61, and being the same property as conveyed and described in and by Deeds of record in Deed Book 324, Page 58, Deed Book 407, Page 129, and Deed Book 479, Page 589, all of the records of DeSoto County, Mississippi.

A handwritten signature in black ink, appearing to read "Mel Hower". The signature is written in a cursive, flowing style with a large initial "M" and a long, sweeping underline.